

ZONING AND BUILDING AGENDA

JANUARY 18, 2006

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

252161 DOCKETS #7307 - ALL AMERICAN ENTERPRISES, Owner, 17005 Western Avenue, South Holland, Illinois 60473, Application (No. MA-02-01; Z02048). Submitted by Christ Healing Evangelical Church, 2422 West Schubert Avenue, Chicago, Illinois 60647. Seeking a MAP AMENDMENT from the I-2 General Industrial District to the R-1 Single Family Residence District for a church and an elementary, non-boarding school and, if granted under companion Special Use SU-02-03, an athletic soccer field, a day care center/children's school and a man-made/artificial lake; and, if granted under companion Special Use, Unique Use SU-02-04, an exhibition/meeting hall (auditorium and banquet hall), a community technology center and a health and fitness, gymnasium center in Section 13 of Thornton Township. Property consists of approximately 8.74 acres located on the east side of Greenwood Avenue approximately 623 feet north of 158th Place. Intended use: Church building complex. **Recommendation: That the applicant be granted a two year extension of time.**

Conditions: None

Objectors: None

252165 DOCKET #7308 - ALL AMERICAN ENTERPRISES, Owner, 17005 Western Avenue, South Holland, Illinois 60473, Application (No. SU-02-03; Z02049). Submitted by Christ Healing Evangelical Church, 2422 West Schubert Avenue, Chicago, Illinois 60647. Seeking a SPECIAL USE in the R-1 Single Family Residence District (if granted under companion MA-02-01) for a church complex (also if granted under companion MA-02-01) to include an athletic soccer field, a day care center/children's school and a man-made/artificial lake; and also a Special Use, Unique Use (if granted under companion Special Use, Unique Use SU-02-04), for an exhibition/meeting hall (auditorium and banquet hall), a community technology center and a health and fitness, gymnasium center in Section 13 of Thornton Township. Property consists of approximately 8.74 acres located on the east side of Greenwood Avenue approximately 623 feet north of 158th Place. Intended use: Church building complex including an athletic soccer field, a day care center/children's school and a man-made/artificial lake. **Recommendation: That the applicant be granted a two year extension of time.**

Conditions: None

Objectors: None

252169 DOCKET #7309 – ALL AMERICAN ENTERPRISES, Owner, 17005 Western Avenue, South Holland, Illinois 60473, Application (No. SU-02-04; Z02050). Submitted by Christ Healing Evangelical Church, 2422 West Schubert Avenue, Chicago, Illinois 60647. Seeking a SPECIAL USE, UNIQUE USE in the R-1 Single Family Residence District (if granted under companion MA-02-01) for a church complex (also if granted under companion MA-02-01) to include an exhibition/meeting hall (auditorium and banquet hall), a community technology center and a health and fitness, gymnasium center; and also a Special Use (if granted under companion SU-02-03) for an athletic soccer field, a day care center/children's school and a man-made/artificial lake in Section 13 of Thornton Township. Property consists of approximately 8.74 acres located on the east side of Greenwood Avenue approximately 623 feet north of 158th Place. Intended use: Church building complex including an exhibition/meeting hall, a community technology center and a health and fitness, gymnasium center. **Recommendation: That the applicant be granted a two year extension of time.**

Conditions: None

Objectors: None

Note: The above applications were previously granted by the Cook County Board of Commissioners on January 9, 2003, The Map Amendment, previously approved, reclassified the subject property from the I-2 General Industrial district to the R-1 Single Family Residence District for a church and an elementary non-boarding school, and Special Use for an athletic soccer field, a day care center/children's day school and a man made/artificial lake and a Special Use for Unique Use, previously approved, for an exhibition/meeting hall (auditorium and banquet hall), community technology center, and a health-fitness-gymnasium center.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

275131 DOCKET #7996 – R. KENNEDY, III, Owner Application: Variation to reduce right interior side yard setback from 10 feet to 3 feet; reduce left interior side yard setback from 10 feet to 4 feet; reduce rear yard setback from 5 feet to 3 feet; and increase the floor area ratio from .40 to .44 for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.0728 of an acre, located on the south side of 116th Street, approximately 224 feet east of Lawndale Avenue in Worth Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

275132 DOCKET #7998 – JDF CONSTRUCTION, Owner Application: Variation to reduce corner side yard setback from 25 feet to 22 feet (existing) for a single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.55 of an acre, located on the northwest corner of 56th Street and Linden Avenue in Lyons Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

* The next regularly scheduled meeting is presently set for February 1, 2006.